

# DESCRIPTION OF PARCEL B (REMAINDER)

Commencing at the Northwest Corner of the NW1/4 of the SE1/4 of Section 12, Township 4, South, Range 3 West of the Utah Special Base and Meridian;  
Thence South 00°27'13" West 180.96 feet along the West line of said NW1/4 to the TRUE POINT OF BEGINNING;  
Thence North 86°08'36" East 223.09 feet;  
Thence North 81°57'26" East 170.96 feet;  
Thence North 86°56'04" East 76.84 feet;  
Thence North 79°30'46" East 235.99 feet;  
Thence South 22°53'28" East 118.22 feet to the centerline of a canal;  
Thence Southwesterly 1147 feet, more or less to the West line of said NW1/4;  
Thence North 00°27'13" East 859.32 feet along said West line to the TRUE POINT OF BEGINNING.

LESS the following described parcel;  
Commencing at said Northwest Corner of said NW1/4;  
Thence South 00°27'13" West 180.96 feet along the West line of said NW1/4 to the TRUE POINT OF BEGINNING;  
Thence North 86°08'36" East 192.29 feet;  
Thence South 00°00'00" East 19.15 feet;  
Thence South 28°20'57" East 84.89 feet;  
Thence South 48°11'55" East 78.14 feet;  
Thence South 46°36'35" West 23.76 feet;  
Thence South 48°38'01" East 71.36 feet;  
Thence South 37°57'07" West 263.93 feet;  
Thence North 39°13'35" West 116.92 feet;  
Thence North 83°52'03" West 93.39 feet to said West line;  
Thence North 00°27'13" East 304.08 feet to the TRUE POINT OF BEGINNING.  
Containing 7.40 acres, net.

TOGETHER WITH AND SUBJECT TO:  
A 33 feet wide right-of-way, the WEST line of which is described as;  
Commencing at the Northwest Corner of said NW1/4;  
Thence South 00°27'13" West 180.96 feet along the West line of said NW1/4;  
Thence North 86°08'36" East 192.29 feet;  
Thence South 00°00'00" East 19.15 feet;  
Thence South 28°20'57" East 38.13 feet to the TRUE POINT OF BEGINNING;  
Thence North 12°58'31" East 56.22 feet;  
Thence North 04°07'23" West 236.15 feet to the centerline of the County Road. With the EAST line of said right-of-way being lengthened to meet the property line and said centerline.

# DESCRIPTION OF PARCEL A

Commencing at the Northwest Corner of the NW1/4 of the SE1/4 of Section 12, Township 4, South, Range 3 West of the Utah Special Base and Meridian;  
Thence South 00°27'13" West 180.96 feet along the West line of said NW1/4 to the TRUE POINT OF BEGINNING;  
Thence North 86°08'36" East 192.29 feet;  
Thence South 00°00'00" East 19.15 feet;  
Thence South 28°20'57" East 84.89 feet;  
Thence South 48°11'55" East 78.14 feet;  
Thence South 46°36'35" West 23.76 feet;  
Thence South 48°38'01" East 71.36 feet;  
Thence South 37°57'07" West 263.93 feet;  
Thence North 39°13'35" West 116.92 feet;  
Thence North 83°52'03" West 93.39 feet to said West line;  
Thence North 00°27'13" East 304.08 feet to the TRUE POINT OF BEGINNING, containing 2.07 acres.

TOGETHER WITH  
A 33 feet wide right-of-way, the WEST line of which is described as;  
Commencing at the Northwest Corner of said NW1/4;  
Thence South 00°27'13" West 180.96 feet along the West line of said NW1/4;  
Thence North 86°08'36" East 192.29 feet;  
Thence South 00°00'00" East 19.15 feet;  
Thence South 28°20'57" East 38.13 feet to the TRUE POINT OF BEGINNING;  
Thence North 12°58'31" East 56.22 feet;  
Thence North 04°07'23" West 236.15 feet to the centerline of the County Road. With the EAST line of said right-of-way being lengthened to meet the property line and said centerline.

FOUND ALUM CAP AS REFERENCED BY THE B.L.M. AT WEST 1/16 CORNER

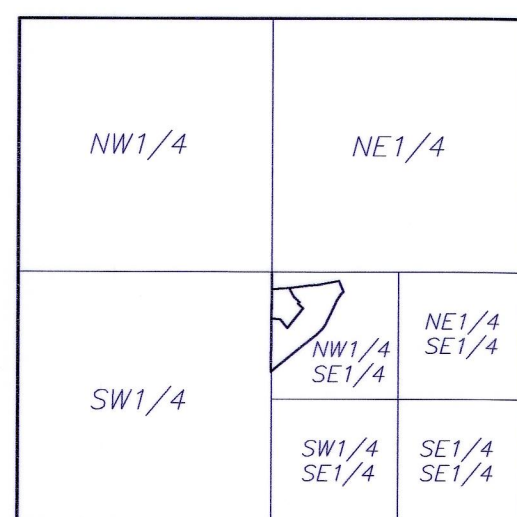
FOUND MONUMENT SPIKE AS PER CENTER SHEET AT CENTER QUARTER CORNER OF SECTION 12

FOUND BOLT AT 1/16 CORNER  
FOUND IRON PIN AT 1/16 CORNER ON PREVIOUS SURVEY

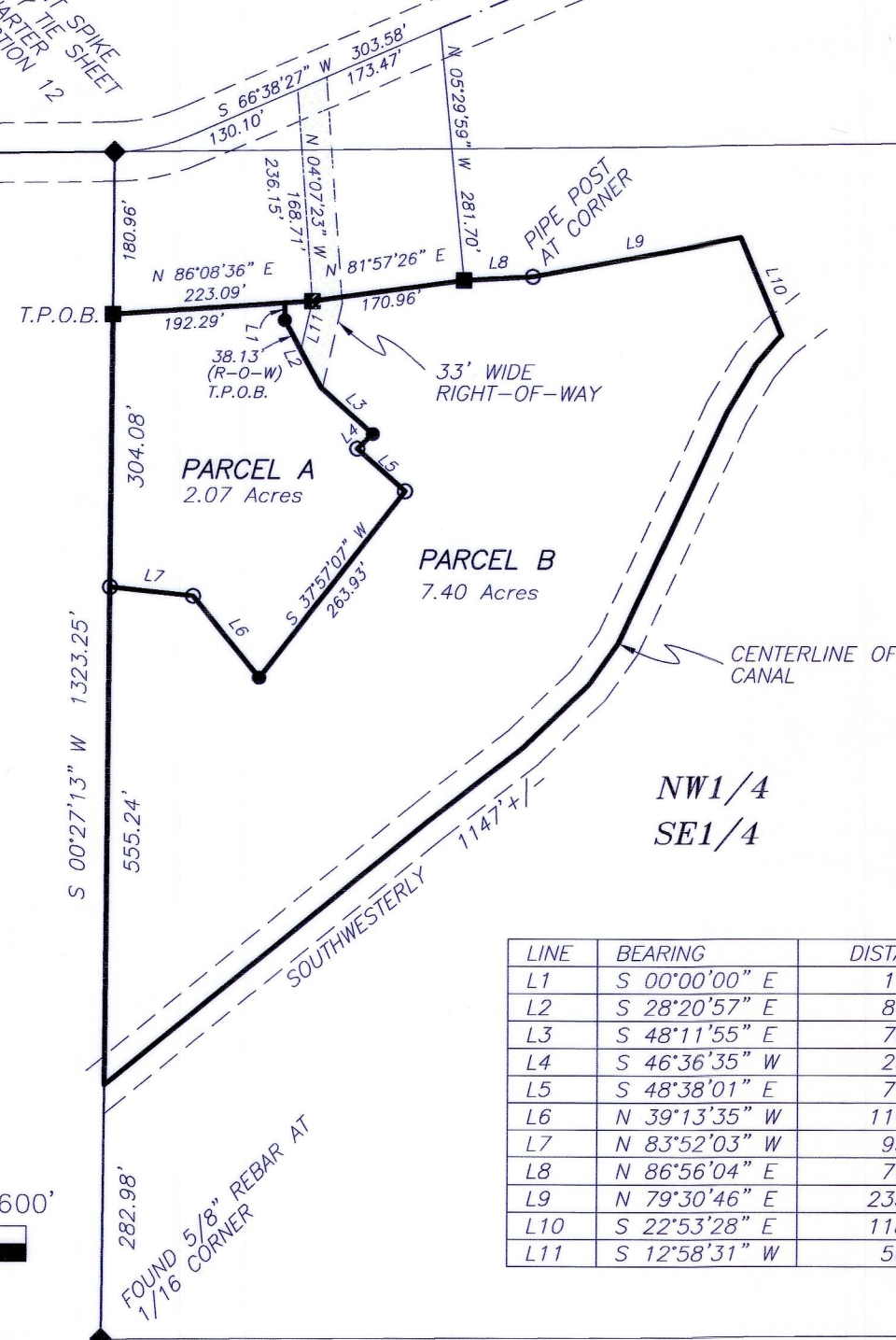
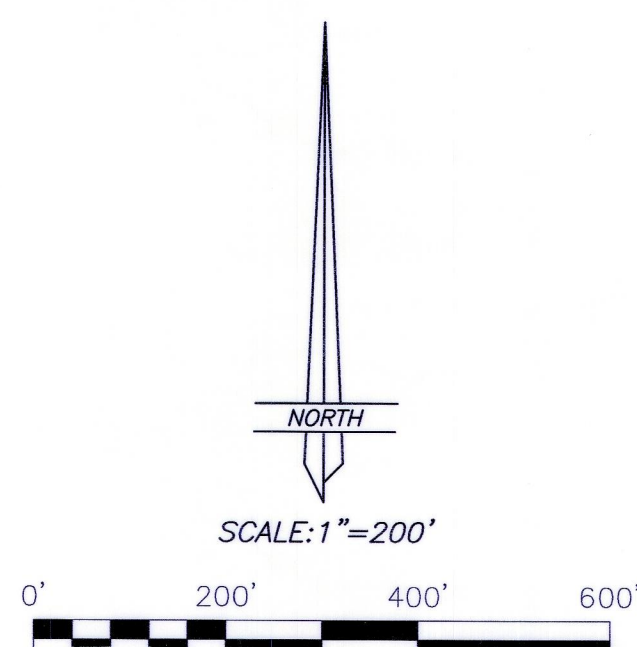
## LEGEND AND NOTES

- 5/8"x24" REBAR WITH CAP STAMPED 148951 SET BY THIS SURVEY
- FOUND 5/8"x24" REBAR WITH CAP STAMPED 148951
- PIPE FENCE POST USED AS PROPERTY CORNER

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) PROCEDURES AND EQUIPMENT. THE BEARINGS ARE BASED ON WCS 84 DATUM.



SEC. 12, T4S, R3W, U.S.B.&M.  
1"=2000'



LINE	BEARING	DISTANCE
L1	S 00°00'00" E	19.15'
L2	S 28°20'57" E	84.89'
L3	S 48°11'55" E	78.14'
L4	S 46°36'35" W	23.76'
L5	S 48°38'01" E	71.36'
L6	N 39°13'35" W	116.92'
L7	N 83°52'03" W	93.39'
L8	N 86°56'04" E	76.84'
L9	N 79°30'46" E	235.99'
L10	S 22°53'28" E	118.22'
L11	S 12°58'31" W	56.22'

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_

COLENE NELSON  
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_

MICHAEL HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

## MINOR SUBDIVISION PROPERTY SURVEY FOR ROYAL GARRETT

SECTION 12, TOWNSHIP 4 SOUTH, RANGE 3 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

## OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged	Notary's Initials
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## ACKNOWLEDGMENT

State of Utah }  
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

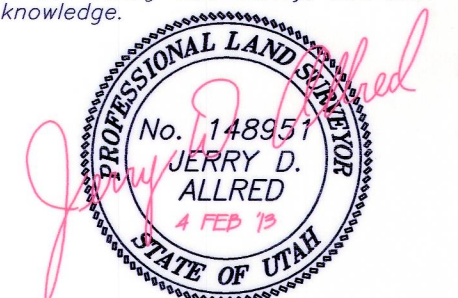
My commission expires \_\_\_\_\_ Notary Public

## NARRATIVE

The purpose of this survey is to subdivide the parcels shown on this plat and to monument the corners of the newly subdivided parcels on the ground. A survey performed previously by this surveyor and another by Mr. Ryan Allred had been used for the basis of this survey. The monuments found and used for this survey are shown hereon and described at their respective locations on this plat.

## SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,  
Certificate No. 148951, (Utah)

## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }  
COUNTY OF DUCHESNE } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_ COUNTY RECORDER

COUNTY SURVEYOR'S FILE # 2706

JERRY D. ALLRED & ASSOCIATES  
SURVEYING CONSULTANTS  
1235 NORTH 700 EAST--P.O. BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352